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Sussex County Planning & Zoning Commission

AGENDA

May 12, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 14, 2022

Other Business

Coastal Tide KS
Revised Final Site Plan

Patriots Glen Phase 2 Residential Planned Community (RPC) BM
Preliminary Site Plan

(S-21-30) EPE Real Estates Holdings, LLC KS
Preliminary Site Plan

(2017-20) Welches Pond (F.K.A. Fieldstone & The Grove at Love Creek) KS
Preliminary Amenities Plan

(2017-02) Woodfield Preserve BM
Preliminary Amenities Plan

(2021-04) Autumndale (F.K.A. Autumndale & Fairmont) HW
Request to Amend Conditions of Approval

(2021-05) Turnberry (F.K.A. Unity Branch) HW
Request to Amend Conditions of Approval

(2021-11) Lightship Cove (F.K.A. Fisher Road) HW
Request to Amend Conditions of Approval

(2021-12) Miralon (F.K.A. Cool Spring) KH
Request to Amend Conditions of Approval



Lands of Whitetail Lane, LLC

HW

Minor Subdivision off a 24-ft Easement

Old Business

C/U 2341 Caden Oplinger

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a farm tractor and truck repair shop to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 20 acres, more or less. The property is lying on the southeast side of Shawnee Road (Route 36), approximately 0.23 miles south of Abbotts Pond Road (S.C.R. 620). 911 Address: N/A. Tax Parcel: 130-6.00-22.00.

C/Z 1933 Route 54 Limited Partnership

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.62 acres, more or less. The property is lying on the south side of Lighthouse Road (Route 54), approximately 0.39 mile east of Johnson Road (S.C.R. 390). 911 Address: 33006 Lighthouse Road, Selbyville. Tax Parcel: 533-18.00-59.00.

C/Z 1934 Bunting Holdings, LLC

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.18 acres, more or less. The property is a landlocked parcel of land lying on the south side of Lighthouse Road (Route 54), approximately 0.39 mile east of Johnson Road (S.C.R. 390). 911 Address: N/A. Tax Parcel: 533-18.00-58.00.

C/Z 1980 MARS-RE, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.91 acres, more or less. The property is lying on the south side of Atlantic Avenue (Route 26), approximately 475 ft. east of Powell Farm Road (S.C.R. 365). 911 Address: 34464 Atlantic Avenue, Ocean View. Tax Parcel: 134-11.00-191.00

C/Z 1956 Jeffrey Behney

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 10.546 acres, more or less. The property is lying on the northeast of the intersection of E Line Road (S.C.R. 419) and Parker Road. 911 Address: 38531 Parker Road. Tax Parcel: 333-15.00-20.00.

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTIONS 72-16 THROUGH 72-28 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-25, 115-29, 115-34, 115-37, 115-42, 115-45, 115-50, 115-53 AND 115-58 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRIP) PROGRAM.
(TO ANNOUNCE RECEIPT OF ADDITIONAL WRITTEN COMMENTS)**

Public Hearings

2021-30 Independence (Phase 13)

KS

A cluster subdivision to divide 19.278 acres +/- across three (3) separate parcels into 37 single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the north side of Harmons Hill Road (S.C.R. 302), approximately 0.48-miles southeast of the intersection of Zoar Road (S.C.R. 48), Hollyville Road (S.C.R. 290), and Harmons Hill Road and is accessed within from Abigail Adams Drive within the Independence Subdivision. Tax Parcels: 234-16.00-7.01, 7.07 & 7.08. Zoning: AR-1 (Agricultural Residential District).

2021-33 Workman's Crossing (Phase II)

HW

A standard subdivision to divide 7.66 acres +/- into 3 single-family lots to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying on the northeast side of Brittingham Road (S.C.R. 455), approximately 0.16 miles north of the intersection of Brittingham Road (S.C.R. 455) and Pepperbox Road (S.C.R. 66). Tax Parcel: 532-15.00-11.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2298 Freeman Solar, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District, a GR General Residential District, and a MR Medium Density Residential district for a 75 megawatt solar farm to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 350.96 acres, more or less. The property is lying on the east and west side of Calhoun Road (S.C.R. 621) and South Shawnee Road (Route 36), approximately 1,267 feet south of Shawnee Road (Route 36). 911 Address: N/A. Tax Parcels: 130-3.00-246.00-247.00 & 247.02, 130-6.00-75.00, 76.00, 92.00, 94.00, 95.00, 96.00 & 97.00.

C/U 2363 Laurel Wesleyan Church – c/o Reverend M. Scott Conn

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for an electronic message center sign to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 7.03 acres, more or less. The property is lying on the west side of Seaford Road (Rt. 13A), approximately 0.53 mile northwest of Discount Land Road (S.C.R. 468). 911 Address: 30186 Seaford Road, Laurel. Tax Parcel: 232-12.10-3.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 5, 2022 at 5:25 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County provides a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under Public Hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, May 11, 2022.

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